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**West End,
Marazion**

**Offers Over £200,000
Leasehold**





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Property Introduction

An excellent opportunity has arisen to purchase a superb and recently refurbished first floor flat located in the heart of Marazion, only one hundred yards from the beach and coastal paths.

This spacious flat benefits from a triple aspect open plan living room which leads to a private balcony which enjoys views towards the dunes and sea views into Mount's Bay.

There is a modern kitchen which has wooden worktops along with integrated appliances and a built-in oven and hob. The double bedroom also enjoys sea views and incorporates a large built-in wardrobe, there is a remodelled shower room with an electric shower unit, other benefits include double glazing and electric heating.

There is communal parking in the courtyard on a first come first served basis.

Location

Marazion is a wonderful and historic market town situated on the shores of Mount's Bay. At low water a causeway links it to the amazing St Michael's Mount and Castle. The mount is approximately half a mile off shore and a passenger boat carries visitors at high water. The town lies within the Cornwall Area of Outstanding Natural Beauty which makes Marazion a thriving tourist resort with an active community of artists who produce and sell their paintings in the town's galleries.

Other amenities include shops, doctors surgery, galleries, wonderful Public Houses and restaurants. The larger market town of Penzance is approximately three miles away, there is a regular bus service through Marazion to Penzance or you can use the level coastal footpath.

ACCOMMODATION COMPRISES

**OPEN PLAN LOUNGE/KITCHEN/DINER 22' 3" x 11' 8"
(6.78m x 3.55m)**

This room is triple aspect, has double glazed window with sea views into Mount's Bay and part double glazed door which opens onto the private balcony. Electric radiator.

KITCHEN AREA

Range of modern soft close base units with wooden worktops over, inset sink, built-in oven, inset hob with extractor above, integrated dishwasher, integrated fridge, space for washing machine, matching wall units and two double glazed windows.

INNER HALL

Doors off to shower room, bedroom. Shelved cupboard housing the hot water cylinder.

BEDROOM 13' 11" x 9' 10" (4.24m x 2.99m)

Double glazed window that benefits from sea views, electric heater. Large built-in wardrobe with hanging rail and shelves.

SHOWER ROOM

Tiled shower enclosure with electric shower unit, vanity wash hand basin with cupboard below and WC. Double glazed obscured window. Shaver socket.

BALCONY

Space for table and chairs, views towards the dunes and sea views into Mount's Bay.

COMMUNAL PARKING

Parking is available in the courtyard on a first come, first served basis.

LEASEHOLD INFORMATION

The remainder of a 999 year lease created in 2001. Ground rent is £50.00 per year, service and maintenance charge is £445.00 per year plus £100.00 per year sinking fund. Pets at the freeholders discretion.

AGENT'S NOTE

The Council Tax Band for the property is band 'A'.

DIRECTIONS

Enter Marazion from the Penzance direction, pass the main car park and Folly Field and on your left you will find a turning into St Piran's Court which is opposite the play park. Using What3words: scrapped.earphones.ramped



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Immaculate first floor flat
- 100 yards from the beach
- Available chain free
- Communal parking
- Double glazing
- Sea views into Mount's Bay
- Balcony with sea views
- Electric heating
- Refurbished in 2021/2022
- Ideal first time buy or holiday let



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01326 702400 (Helston & Lizard Peninsula)

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